



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

RECEIVED  
Department of Planning & Zoning

JAN 30 2015

Zoning Evaluation Division

December 3, 2014

Elizabeth D. Baker  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 88-D-005-08  
(Concurrent with Rezoning Application RZ 2014-PR-004)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 2, 2014, approving Proffered Condition Amendment Application PCA 88-D-005-08 in the name of Amherst Property LLC. The Board's action amends the proffers for Rezoning Application RZ 88-D-005 previously approved for previously approved for office use to permit deletion of land area and associated modifications to proffers and site design. The subject property is located W. of Jones Branch Drive, approximately 400 feet N. of its intersection with Westpark Drive on approximately 5.75 acres of land zoned C-3, [Tax Map 29-4 ((7)) 6 and 7B pt.], in the Providence District.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova  
Supervisor Linda Smyth, Providence District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 2nd day of December, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 88-D-005-08  
(Concurrent with Rezoning Application RZ 2014-PR-004)**

**WHEREAS**, Amherst Property LLC, filed in the proper form an application to amend the proffers for RZ 88-D-005-08 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 2nd day of December, 2014.

A handwritten signature in black ink, appearing to read 'Catherine A. Chianese', written over a horizontal line.

Catherine A. Chianese  
Clerk to the Board of Supervisors



**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** PCA 88-0-005-08  
 (Assigned by staff)

**RECEIVED**  
**Department of Planning & Zoning**

**DEC 20 2013**

**Zoning Evaluation Division**

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Amherst Property LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the n/a District to the n/a District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	<b>PCA</b>	<b>(X)</b>	<b>CDP</b>	<b>( )</b>	<b>FDP</b>	<b>( )</b>	<b>CDPA</b>	<b>( )</b>	<b>FDPA</b>	<b>( )</b>
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**LEGAL DESCRIPTION:**

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

29-4	((7))		6, 7B pt.	5.75363 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

7915 and 7921 Jones Branch Drive

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

West of Jones Branch Drive (Route 5062) approximately 400 feet north of its intersection with Westpark Drive (Route 5061)	
<b>PRESENT USE:</b> Office building with associated parking lot	<b>PROPOSED USE:</b> Residential mixed-use
<b>MAGISTERIAL DISTRICT:</b> Providence	<b>OVERLAY DISTRICT (S):</b>

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh, attorney/agent

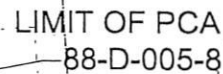
**Type or Print Name**  
 Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201  
**Address**

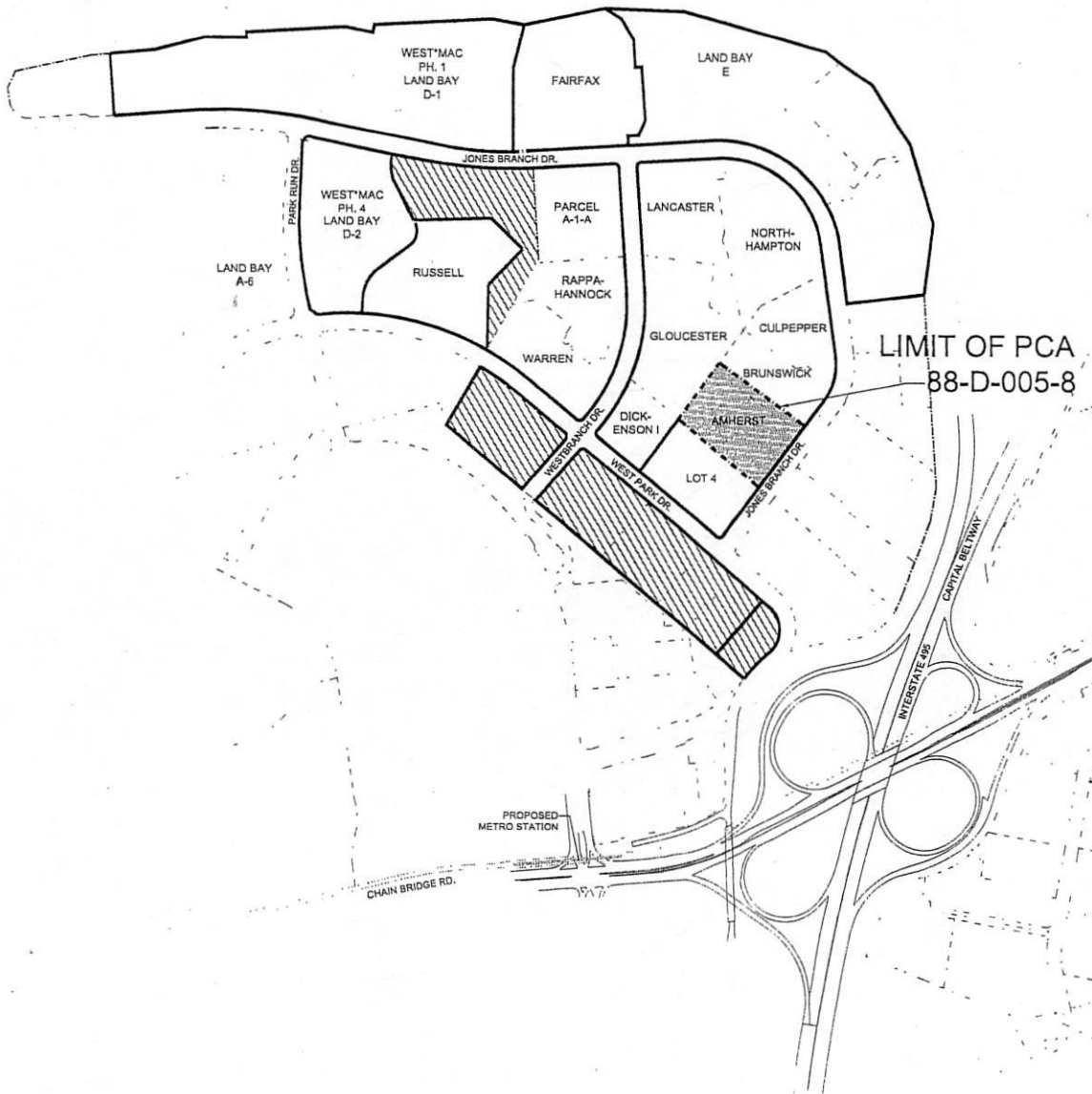
MD Walsh  
**Signature of Applicant or Agent**  
 (703) 528-4700  
**(Work)** **(Mobile)**  
**Telephone Number**

Please provide name and telephone number of contact if different from above:  
 Elizabeth D. Baker 703-528-4700

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 2/5/14 Virginia Ruffner Fee Paid \$ 13,640.00





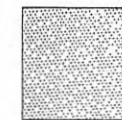
# PCA 88-D-005-8 - UPDATED GROSS FLOOR AREAS

## FLOOR AREA RATIO COMPUTATION TABULATION

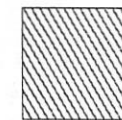
LAND BAY 'A' WITH AMHERST LAND BAY REMOVED AND UPDATED GFA			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (S.F.)	FLOOR AREA RATIO (FAR)
LAND BAY A (115,817/71)	71.9796	1,391,422	0.45
SITE MOVED FROM LAND BAY	5.7536	111,430	0.44
TOTAL (7)	66.2260	1,279,992	0.44
(1) 1.9788 ACRES FOR PRIOR DEDICATION OF WESTPARK AND WESTBRANCH DRIVES INCLUDED			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (S.F.)	FLOOR AREA RATIO (FAR)
LAND BAY D	45.6350	1,465,184	0.73
LAND BAY D (2/23/4/5)	45.6350	1,465,184	0.73
(2) 0.6218 ACRES FOR PRIOR DEDICATION OF JONES BRANCH DRIVE			
(3) 3.1957 ACRES FOR PRIOR DEDICATION OF INTERNATIONAL DRIVE AND DULLES ACCESS ROAD			
(4) 4.2 ACRES FOR PRIOR DEDICATION OF FUTURE DESTINATION STATION			
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (S.F.)	FLOOR AREA RATIO (FAR)
LAND BAY E	30.0097	1,307,223	1.00
FLOOR AREA RATIO COMPUTATION			
LAND BAY	SITE AREA (ACRES)	GROSS FLOOR AREA (EXCLUDING CELLARS) (S.F.)	FLOOR AREA RATIO (FAR)
LAND BAY F (Chenandock, Bullfrog)	10.6662	327,813	0.66
NOTE: IT IS UNDERSTOOD THAT THE 30.0097 ACRES THAT COMPOSE LAND BAY E MAY BE SUBDIVIDED INTO TWO (2) OR MORE LOTS OF RECORD, WITH ONE (1) LOT CONSISTING OF APPROXIMATELY 5.0 ACRES CONTAINING ONLY A STORMWATER MANAGEMENT FACILITY. IT IS FURTHER UNDERSTOOD THAT THE ENTIRE AMOUNT OF GROSS FLOOR AREA (1,307,223 SQUARE FEET ATTRIBUTED TO THIS LAND BAY) MAY BE LOCATED ON THE REMAINING +/-25 ACRES OF THE SITE, NOTWITHSTANDING THE FACT THAT THIS MAY RESULT IN AN FAR THAT EXCEEDS 1.0 WHEN CALCULATED ONLY ON THE +/-25 ACRES.			
LAND BAYS A, D, E, AND F (COMBINED)			
GRAND TOTAL FOR A, D, E, F	152.9367	4,375,222	0.66
TOTAL LAND AREA LAND BAYS A, D, E, F	142.9406 AC		
+TOTAL LAND AREA DESTINATION STATION	4.0562 AC		
TOTAL LAND AREA	146.9931 AC		
+TOTAL PRIOR ROW DEDICATION	5.9419 AC = 152.9367 AC		
TOTAL ACRES FOR FAR COMPUTATION OF GRAND TOTAL = 152.9367 AC or 6,661,923 SF			
(5) THE OWNERS OF LAND BAY A EXCHANGED A 10.6679 ACRE SITE FOR A 13.5453 ACRE SITE IN LAND BAY D WITH NO CHANGE IN GROSS FLOOR AREA BY EITHER PARTY.			
(6) Land Bay A-6, 13.5453 Acres / 590,033 GFA was deleted from Land Bay A.			
(7) GFA INCLUDES CORRECTIONS TO REFLECT UPDATED CONSISTENT MEASUREMENT OF GFA FOR EXISTING BUILDINGS.			
(8) ACTUAL GFA BUILT ON SITE MOVED FROM LANDBAY "C" IS 175,940; UNBUILT AVAILABLE GFA IS 9,756.			

PCA 88-D-005-8 : Revision to the tabs for the sole purpose of removing the Amherst Land Bay to allow a rezoning to the PTC District.

## LEGEND



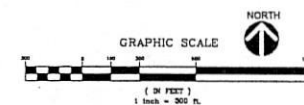
= AREAS TO BE DELETED



= PROPERTY PREVIOUSLY DELETED BY PCA 88-D-005-7

## WAIVERS / MODIFICATIONS REQUIRED

THE APPLICANT HEREBY REQUESTS A WAIVER OF THE GENERALIZED DEVELOPMENT PLAN REQUIREMENT OF THIS PROJECT DUE TO THE FACT THAT PARCELS ARE ONLY BEING REMOVED AND NO CHANGES ARE PROPOSED TO THE REMAINING PARCELS.



7915 JONES BRANCH DRIVE  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PCA EXHIBIT

SUBMITTAL TYPE

DATE: 12/18/13  
DES: DWN, RRC  
SCALE: 1" = 300'  
PROJECT/FILE NO. 7338F  
SHEET NO. 1 OF 2

12/17/2013 1:42:33 PM CST

\\pvt\proj\13\7338F\1306\ArChwa\PCA Exhibit\_Vestpark.dwg

**PCA 88-D -005-08**  
**Zoning Application Closeout Summary Report**

Printed: 1/14/2015

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**General Information**

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APPLICANT: AMHERST PROPERTY LLC

DECISION DATE: 12/02/2014

CRD: NO

HEARING BODY: BOS

SUPERVISOR DISTRICT:

ACTION: APPROVE

STAFF COORD: SUZANNE WRIGHT

**DECISION SUMMARY:**

ON DECEMBER 2, 2014, THE BOARD UNANIMOUSLY APPROVED PCA 88-D-005-08 ON A MOTION BY SUPERVISOR SMYTH.

APPLICATION IS ONLY TO REMOVE LAND AREA FROM REZONING RZ 88-D-005 AND NO PROFFERS ARE ASSOCIATED WITH THIS PCA.

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**Zoning Information**

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Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				C- 3	5.75 ACRES

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**Tax Map Numbers**

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029-4- /07/ /0007-B

029-4- /07/ /0006-

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**Approved Land Uses**

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**Zoning District: C- 3**

APPROVED RESIDENTIAL DEVELOPMENT				APPROVED NON-RESIDENTIAL DEVELOPMENT		
<u>LAND USE</u>	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
OFFC/DI/SL					5.75 ACRES	
TOTAL					5.75 ACRES	

**NOVEMBER 18, 2013**

**DESCRIPTION OF**

**THE PROPERTY OF  
PS BUSINESS PARKS LP  
DEED BOOK 21446, PAGE 1976  
DEED BOOK 21144, PAGE 1981  
TAX MAP NO. 29-4 ((7)) 6  
TAX MAP NO. 29-4 ((7)) 7B**

**FAIRFAX COUNTY, VIRGINIA**

Being all of the Lot Six (6), WESTPARK SUBDIVISION, as recorded in Deed Book 4040 at Page 333 and a portion of Lot Seven (7) B, WESTPARK SUBDIVISION, as recorded in Deed Book 4944 at Page 58, all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Jones Branch Drive, Route 5062 (variable width), at the common corner of aforesaid Lot 6 and Lot 4, WESTPARK SUBDIVISION, (Deed Book 4040, Page 333); thence departing from said Westerly right-of-way line of Jones Branch Drive and running with common line between said Lot 6 and said Lot 4

1. North 49°14'17" West, 594.17 feet to the common corner of said Lot 4, Lot 8, WESTPARK SUBDIVISION (Deed Book 4040, Page 333) and Lot 11A WESTPARK SUBDIVISION (Deed Book 4740, Page 305); thence leaving the common line of said Lot 6 and Lot 4 and running with the common line of said Lot 6 and Lot 11A
2. North 36°05'32" East, 400.56 feet to a point on the common line of said Lot 7b and said Lot 11A; thence leaving said common line of said Lot 7b and Lot 11A and running so as to cross and include a portion of said Lot 7b
3. South 53°14'17" East, 597.41 feet to a point on the aforesaid westerly right-of-way line of Jones Branch Drive; thence running with said westerly right-of-way line of Jones Branch Road
4. South 36°45'43" West, 441.98 feet to the point of beginning containing 250,628 square feet or 5.75363 acres of land, and being more particularly shown on a certified plat prepared by VIKA, VA LLC and dated October 9, 2013

P:\projects\7388\VV7388E\CADD\SURVEYS\EXHIBITS\VV7388E-CERTIFIED PLAT.doc

**VIKA Virginia, LLC**

8180 Greensboro Drive, Suite 200 ✧ Tysons Corner, Virginia 22102 ✧ 703.442.7800 Fax 703.761.2787  
Tysons Corner, VA ✧ Germantown, MD ✧ Washington, DC  
[www.vika.com](http://www.vika.com)